

PLANNING BOARD MEMBERS

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PLANNING BOARD OFFICE TOWN OF SOUTHOLD

PUBLIC MEETING AGENDA

SEPTEMBER 12, 2016
6:00 p.m.

SETTING OF THE NEXT PLANNING BOARD MEETING

Board to set Monday, **October 3, 2016 at 6:00 p.m.** at the Southold Town Hall, Main Road, Southold, as the time and place for the next regular Planning Board Meeting.

SUBDIVISIONS

Final Plat Extensions:

Roy Reeve & Raymond Nine - This proposed Lot Line Change will transfer 0.21 acres from SCTM#1000-114-11-22.2 to SCTM#1000-114-11-9.6. SCTM#1000-114-11-9.6 will increase from 0.83 acres to 1.04 acres; SCTM#1000-114-11-22.2 will decrease from 1.10 acres to 0.89 in the HB and R-40 Zoning Districts. The properties are located at 13400 NYS Route 25 & 855 New Suffolk Avenue, approximately 478' east of Love Lane, in Mattituck.

Extension of Time to Render Preliminary Plat Determinations:

Harold R. Reeve & Sons, Inc. - This proposal is for a Standard Subdivision of a 5.1 acre split-zoned parcel into 4 lots where Lot 1 equals 1 acre inclusive of 0.06 acres of unbuildable land, Lot 2 equals 1 acre inclusive of 0.05 acres of unbuildable land, Lot 3 equals 1 acre inclusive of 0.04 acres of unbuildable land located in the R-40 Zoning District and Lot 4 equals 1.8 acres located in both the R-40 and B Zoning Districts. A 0.3 acre proposed private road, Creek View Lane, is located on the northeast side of the subdivision off of Wickham Avenue. This proposal includes a Change of Zone Application where the zoning on Lot 4 is proposed to change from the R-40 and B Zoning Districts to the LB Zoning District. The property is located at 1605 Wickham Avenue, on the n/s/o County Road 48, approximately 190' w/o Wickham Avenue, in Mattituck. SCTM#1000-140-1-6

Park & Playground Finding:

The Estates at Royaltown - This proposal is for a Standard Subdivision of a 36.9 acre parcel into 12 lots where Lots 1-11 equal 0.7 acres, and Lot 12 equals 12 acres, located in the A-C Zoning District. This subdivision includes 15.2 acres of open space and 1.7 acres for a proposed road. The property is located at 55 Cox Neck Road, approximately 490 feet north of Sound Avenue, Mattituck. SCTM#1000-113-7-19.23

SUBDIVISIONS - STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQRA)

SEQRA Lead Agency:

Harold R. Reeve & Sons, Inc. - SCTM#1000-140-1-6.

SITE PLANS

Set Hearings:

E. Lopez Nursery - This Site Plan is for the proposed outdoor retail and wholesale sale of nursery products with an 8' x 10' (80 sq. ft.) sales office and 10 parking stalls on 1.48 acres in the Limited Business Zoning District. The property is located at 36660 NYS Route 25, 270' s/w/o Skunk Lane & NYS Rt. 25, Cutchogue. SCTM#1000-97-3-3.1

Ackermann Agricultural Barn - This Amended Site Plan is for the proposed construction of a 7,142 sq. ft. agricultural storage barn on Southold Town Development Rights land; 22.8 acres in the A-C Zoning District. The property is located at 1350 Alvahs Lane, ±1175' n/w/o NYS Rt. 25 & Alvahs Lane, Cutchogue. SCTM#1000-102-4-6.1

SITE PLANS - STATE ENVIRONMENTAL QUALITY REVIEW ACT

SEQRA Type Classifications:

E. Lopez Nursery - SCTM#1000-97-3-3.1.

Ackermann Agricultural Barn - SCTM#1000-102-4-6.1.

SEQRA Determinations:

Fishers Island Club Additions - This Amended Site Plan is for the proposed addition of 10,471 sq. ft. to expand the existing use areas within the club house and increase the existing 14,270 sq. ft. Fishers Island Country Club to 24,741 sq. ft., including the addition of 28 parking stalls and a new sanitary system on 12.3 acres in the R-120 Zoning District. The property is located ±820' s/w/o East Main Road & East End Road, Fishers Island. SCTM#1000-4-6-9

Southold Gas Station & Convenience Store - This amended Site Plan is for the proposed conversion of an existing 3,476 sq. ft. building (formerly for vehicle detailing, RV sales and servicing) to a convenience store and vehicle fuel sales with: 6 fuel pumps (12 fueling stations), two canopies, one at 50' x 24' (1,200 sq. ft.) and the other at 50' x 50' (2,500 sq. ft.) and 29 parking spaces on 1.46 acres in the General Business (B) Zoning District. The property is located at 45450 CR 48, on the southwest corner of CR 48 and Youngs Avenue, Southold. SCTM#1000-55.-5-2.2

PUBLIC HEARINGS

6:01 p.m. - Verizon Wireless at MGH Enterprises - This Amended Wireless Communications Application is for a proposed 20 ft. pole extension to an approved 70 ft. high concealment pole for a Verizon Wireless co-location of an interior mounted antenna between 70' and 90' above ground level, a 10 kw diesel generator with sound enclosure, associated ground equipment and additional landscaping. There are ±3,924 sq. ft. of existing buildings including a restaurant, marina and associated accessory structures, all on 4.7 acres in the Marine II Zoning District. The property is located at 40200 Route 25, ±345' s/w/o Lands End Rd. & NYS Rt. 25, Orient. SCTM#1000-15-9-8.1

6:02 p.m. - Country Car Wash Additions - This Amended Site Plan Application is for two roof additions at 24' x 32' and 24' x 28' (1,440 total sq. ft.) to an existing 960 sq. ft. car wash facility on 0.918 acres in the General Business Zoning District. The property is located at 6565 NYS Route 25, ±724' s/w/o Bray Ave. & NYS Rt. 25, Mattituck. SCTM#1000-125-1-19.5

6:03 p.m. - Hudson City Amended - This Amended Site Plan Application is for the proposed use change of an approved two story medical office building to a first floor consisting of a 1,200 sq. ft. restaurant & 3,550 sq. ft. of retail space and the second floor containing three (3) medical offices on 1.9 acres in the B/R-40 Zoning Districts. The property is located at 11600 Route 25, s/e/o Pacific Street & NYS Rt. 25, Mattituck. SCTM#1000-122-3-17.1

6:04 p.m. - Threes Brewing East - This Site Plan Application is for the proposed construction of a 100' x 65' (6,500 sq. ft.) steel building for production (brewery with no retail), office and storage with 21 parking stalls on 0.96 acres in the Light Industrial Zoning District, Cutchogue. The property is located at 12820 Oregon Road, on the south corner of Cox Lane & Oregon Road, Cutchogue. SCTM#1000-83-3-4.6

APPROVAL OF PLANNING BOARD MINUTES

Board to approve the minutes of: **August 8, 2016.**